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MR HOMES
SALES & LETTINGS



Berry Place
Cardiff
CF5 3LQ

Offers in Excess of £280,000
Freehold

Berry Place Cardiff, CF5 3LQ

Overview

- IMMACULATELY PRESENTED PROPERTY
- FRONT AND REAR GARDENS
- THREE DOUBLE BEDROOMS
- UPGRADED OPENPLAN KITCHEN
- UPGRADED FAMILY BATHROOM
- DOWNSTAIRS W.C
- FURTHER RECEPTION/BEDROOM FOUR TO GROUND FLOOR
- VIEWING IS STRICTLY BY APPOINTMENT ONLY
- GARAGE
- EPC- E



***** OFFERS IN EXCESS OF £280,000- MID TERRACE PROPERTY- LIVING/KITCHEN ROOM- DOWNSTAIRS CLOAKROOM - THREE DOUBLE BEDROOMS- FAMILY BATHROOM - SPACIOUS GARDEN - GARAGE- SOUGHT AFTER LOCATION *****

New to the open market with MR Homes Estate Agents, is this stylish and well-presented Mid terraced property located in a popular area. Popular schools and shops are local to the property and the M4. The accommodation comprises of a large entrance hallway, Living/kitchen room, downstairs cloakroom, a further reception/4 bedroom, and a further three bedrooms to the first floor with a family bathroom. To the front of the property is a on street parking, garage and to the rear an enclosed rear garden to enjoy all year around. The property is in ready to move into condition and will appeal to a wide band of buyers. MR Homes expect a high level of interest in the property so call on 02920 204555 to arrange your viewing. If you would like further information or arrange to book a viewing, please call MR Homes on 02920 204555.

EPC Rating = E. Council Tax Band = D.
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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

10' 6" x 9' 5" (3.202m x 2.865m)

Entry via a modern upvc door. Smooth ceilings with spotlights. smooth wall. Tiled flooring. Previously been used as dining space. Leading to open plan kitchen/breakfast area and living space, reception room two/bedroom 4 and downstairs w.c

Living/kitchen room

23' 9" x 15' 7" (7.251m x 4.748m)

Smooth ceilings and walls. High quality newly fitted kitchen with integrated appliances. Electric hob and oven with overhead extractor fan. Breakfast bar with sitting area. Open plan with living room. Wall mounted electric fire. Upvc windows and door leading to the rear of the property.

Downstairs wc

5' 10" x 4' 4" (1.778m x 1.315m)

Smooth ceilings with spotlights. smooth walls. Tiled flooring. w.c. Sink with vanity unit. Wall mounted radiator.

reception room 2/ bedroom 4

12' 8" x 10' 4" (3.870m x 3.140m)

Smooth ceiling and wall. Wood flooring. radiator. Upvc bio folding doors leading onto the front garden.

First Floor Landing

Smooth ceilings and walls. carpet. loft hatch. Doors leading to all bedrooms and family bathroom.

Bedroom One

10' 11" x 10' 6" (3.323m x 3.192m)

Smooth ceilings and walls. carpet. a wall complete of wardrobes. Built in storage cupboard. radiator. upvc window overlooking the front.

Bedroom Two

13' 4" x 8' 0" (4.067m x 2.447m)

Smooth ceilings and walls. Carpet. Double built-in wardrobes. Radiator. upvc window to the rear.

Bedroom Three

11' 11" x 8' 8" (3.635m x 2.635m)

Smooth ceilings and walls. carpet. radiator. upvc window overlooking the front.

Family Bathroom

10' 4" x 6' 3" (3.1410m x 1.917m)

Smooth ceilings with spotlights. Standalone bath. Fully tiled shower cubicle. tiled flooring. Wall mounted radiator. obscure upvc window.

rear garden

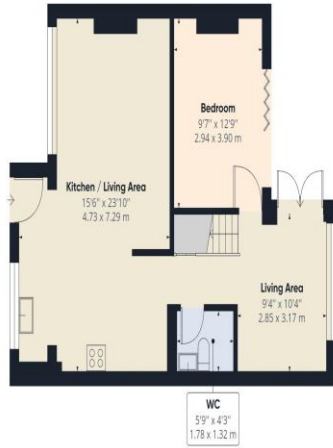
A low walled enclosed garden. access from the kitchen.

Front Approach

A wooden gate gives access into a fully enclosed garden. Paved path and Astro tuff space. A patio area from the reception room/Bedroom four. Garage access.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

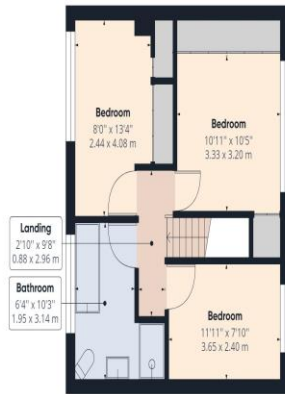


Floor 0 Building 1

Approximate total area⁽¹⁾

1094.48 ft²

101.68 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF WEST

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